

CITY OF BOSTON



ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201
617-722-4300 Extension 4308

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BOSTON, MA

AGENDA

October 9, 2013

PUBLIC HEARINGS

- 9:00 AM Map Amendment Application No. 637
Planned Development Area No. 93, 500 Huntington Avenue
Map 6D, Mission Hill Neighborhood District
- 9:15 AM First Amendment to Master Plan for Planned Development Area
("PDA") No. 80, Christian Science Plaza
Development Plan for the Eastern Portion of the Belvidere/Dalton
site
Development Plan for the Western Portion of the Belvidere/Dalton
site
- 9:30 AM Map Amendment Application No. 638
Master Plan for Planned Development Area ("PDA") No. 94,
Bartlett Place
Phase I Development Plan within PDA No. 94
Map 6A/6B/6C, Roxbury Neighborhood District
- 9:45 AM Text Amendment Application No. 446
Map Amendment Application No. 639
Article 45; Map 1H, Government Center/Markets District

BUSINESS MEETING (Open to the public)

Discussion of Public Hearings

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on October 9, 2013, at 9:00 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Map Amendment Application No. 637 and a petition for approval of the Development Plan for Planned Development Area No. 93, 500 Huntington Avenue, Mission Hill, ("Development Plan") filed by the Boston Redevelopment Authority on behalf of Wentworth Institute of Technology.

Said map amendment would amend Map 6D, Mission Hill Neighborhood District, by adding the designation "D", indicating a Planned Development Area overlay district to approximately 132,130 square feet of land (approximately 3.033 acres). The Development Plan includes a Proposed Project comprised of two buildings. Building One will be up to six stories high and a maximum building height of 118 feet and contain up to 78,400 gross square feet of space leased to support the Wentworth Center for Innovation in Engineering and Technology, and up to 15,600 gross square feet of office/research and development space. Building Two, which fronts on Huntington Avenue and Parker Street, will be a combination of a lower element of up to six stories and a higher element of up to eighteen stories, with a maximum building height of 280 feet. Building Two will contain up to 546,600 gross square feet of state-of-the art office/research and development space with up to 15,000 square feet of retail, restaurant, cultural, entertainment, recreational, banking, postal, day care, community, fitness center, conference center or service space on the ground floor. In addition, the Proposed Project may contain up to 410 below-grade parking spaces in two basement levels, with loading and service areas located on Parker Street at-grade. The Proposed Project will also add a courtyard and pedestrian way creating up to 57,600 square feet to the open space network and improving connections to numerous public facilities and amenities on Huntington Avenue and in the Fenway area.

A copy of the petition, map of the area involved and the Development Plan may be viewed at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton
Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on October 9, 2013, at 9:15 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with petitions for approval for the First Amendment to Master Plan for Planned Development Area ("PDA") No. 80, Christian Sciences Plaza ("the First Amendment"), the Development Plan for the Eastern Portion of the Belvidere/Dalton site within PDA No. 80 and the Development Plan for the Western Portion of the Belvidere/Dalton site within PDA No. 80 (collectively, "Development Plans"), filed by the Boston Redevelopment Authority ("BRA").

The Eastern Development Project includes a high-rise building with approximately 58 stories, a maximum of 691 feet, and will be used for (i) hotel and related uses, including restaurants, lounges, meeting rooms, ballrooms, function space, an exercise facility and spa and accessory uses, including storage, employee facilities, housekeeping, food preparation and administrative areas, and (ii) multi-family residential dwelling uses. The Eastern Development Project will contain hotel and related uses comprising no less than 200,000 square feet and no more than 350,000 square feet, and the number of hotel guest room keys will be no less than 150 keys and no more than 300 keys. The multi-family residential dwelling uses in the Eastern Development Project will comprise no less than 300,000 square feet and no more than 500,000 square feet, and the number of residential condominium units will be no less than 100 units and no more than 250 units. In no event will the Eastern Development Project exceed 712,500 square feet of gross floor area. The Eastern Development Project will provide new open space of not less than 4,300 square feet on St. Germain Street. The newly created open space will provide an amenity for the neighbors and abutters and is currently designed to include a lawn area, trees and seating. The Eastern Proponent will be responsible for perpetually maintaining the open space and the improvements to be constructed therein. The final design is subject to approval of the BRA pursuant to its design review process. The Western Development Project includes a mid-rise building, with a maximum height of 285 feet, that will contain a maximum of 237,500 square feet, of which approximately 235,700 square feet will be multi-family residential dwelling uses and approximately 1,800 square feet will be retail uses. The retail uses will be located on the ground floor. The Western Development Project will contain a minimum of 200 and a maximum of 250 residential rental dwelling units.

Copies of the petitions, map of the area involved, the First Amendment, and the Development Plans may be viewed at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton
Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on October 9, 2013, at 9:30 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Map Amendment Application No. 638 and a petition for approval of the Master Plan for Planned Development Area No. 94, Bartlett Place, Roxbury, ("Master Plan") and the Phase I Development Plan within Planned Development Area No. 94, Bartlett Place ("Development Plan") filed by the Boston Redevelopment Authority.

Said map amendment would amend Map 6A/6B/6C, Roxbury Neighborhood District, by adding the designation "D", indicating a Planned Development Area overlay district to approximately 8.59 acres located at 2565 Washington Street in Roxbury. The Master Plan for Bartlett Place envisions a phased development with four Proposed Projects taking place over a period commencing in 2014 and continuing through 2018 and comprising up to 323 residential units, and approximately 54,000 square feet of commercial and retail space in the First Phase Project. The Development Plan proposes two phases to the Phase 1 Project. Phase 1A of the First Phase Project will reach a maximum building height of 55 feet and will include up to 125,000 square feet of Gross Floor Area, consisting of approximately 39,000 square feet of commercial and retail space and between 39 and 45 apartment units. Phase 1B of the First Phase Project will have a maximum building height of 65 feet and up to 110,000 square feet of Gross Floor Area, including approximately 15,000 square feet of commercial and retail space and between 57 and 63 apartment units, as well as a new public plaza.

A copy of the petition, map of the area involved, the Master Plan, and the Development Plan may be viewed at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton
Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on October 9, 2013, at 9:45 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 446 and Map Amendment Application No. 639 filed by the Boston Redevelopment Authority.

The proposed text and map amendments will amend Article 45 and Map 1H, Government Center/Markets District, by expanding the areas in which PDAs may be permitted from one (1) area to four (4) areas in the Government Center/Markets District. The areas to be included are the existing Brooke Courthouse, the Government Center Garage site, the Dock Square Garage site, and the area around the eastern end of Faneuil Hall Marketplace, bounded by Clinton Street, John F. Fitzgerald Surface Road, and State Street.

Copies of the petitions and a map of the area involved may be obtained at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton
Executive Secretary